

# CPC LUM 09-00018

## Amendment to the Comprehensive Plan 2020 Land Use Map

### South Circle Drive Corridor Analysis

Planning Commission  
March 19, 2009  
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# Vicinity Map





# Purpose

In 2005, the City conducted a five-year assessment of the Comprehensive Plan. As part of this assessment, a recommendation was made to monitor the existing commercial corridors for signs of deterioration and disinvestment resulting from the relocation of businesses to developing corridors and activity centers.

- This analysis of the South Circle Corridor is an attempt to take a closer look at a corridor that is showing signs of deterioration and to determine the extent of this deterioration.

The South Circle Drive Corridor Analysis also furthers the goals of the Colorado Springs Strategic Plan. The Strategic Plan includes goals and strategies that address redevelopment.

- The City will identify and proactively support redevelopment of areas of the City that are at risk.*
- The City will take a leadership role in identifying target areas of the City for economic development efforts including retail revitalization.*
- The City will develop strategies and implement a program to encourage, retain, and revitalize retail development within the City.*



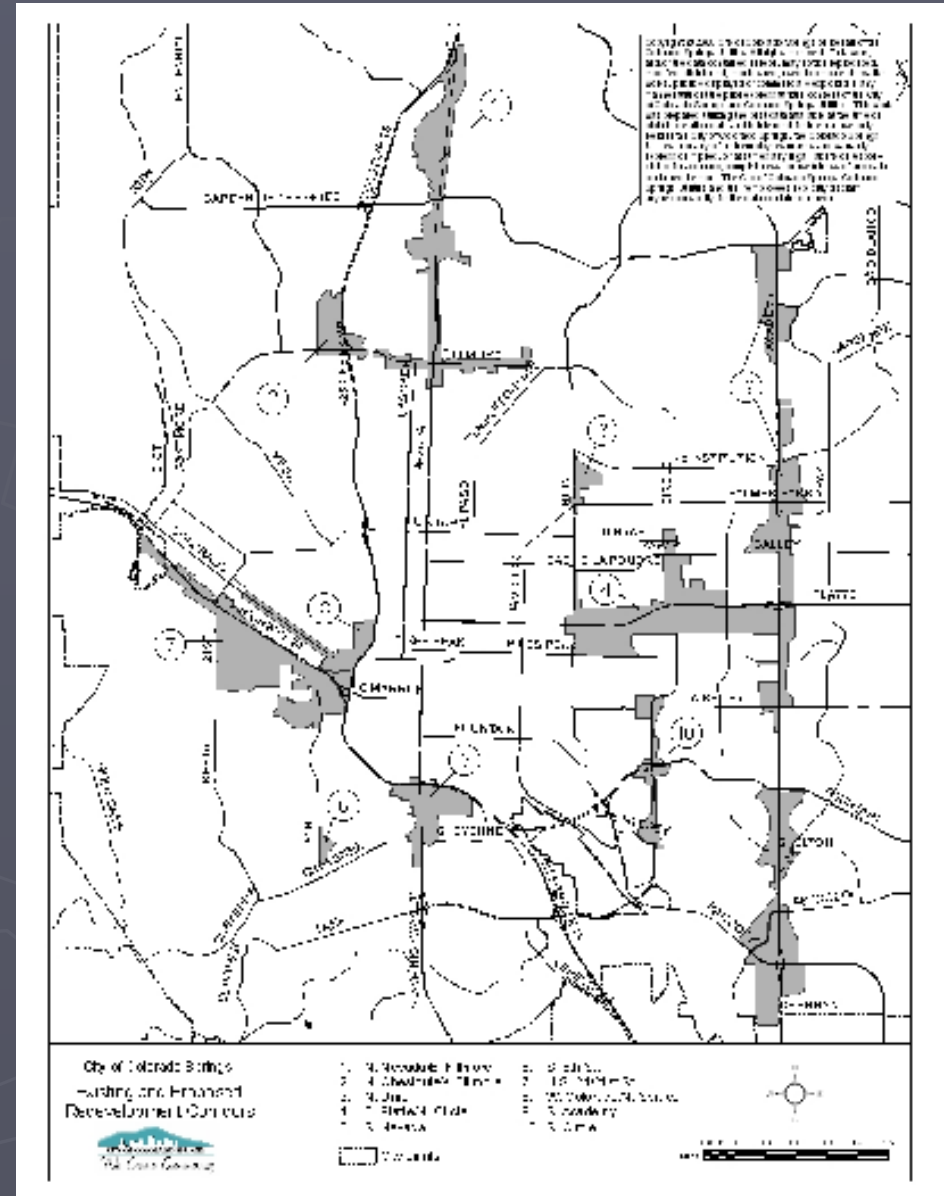
# Mature/Redevelopment Corridor

- ▶ The City Comprehensive Plan defines a Mature/Redevelopment Corridor as:
  - *Corridors that line older arterial streets and state highways with retail uses and auto-oriented services developed in a typical strip commercial pattern, with multiple curb cuts, individual parking lots, cluttered signage and small lots. These corridors also include significant infill and redevelopment opportunities.*



# Existing Mature/Redevelopment Corridors

- ▶ North Nevada/East Fillmore
- ▶ North Chestnut/West Fillmore
- ▶ North Union
- ▶ East Platte/North Circle
- ▶ **South Nevada**
- ▶ South 8<sup>th</sup> Street
- ▶ U.S. 24/21<sup>st</sup> Street
- ▶ West Colorado/North Spruce
- ▶ **South Academy**





# Analysis Criteria

- ▶ Qualitative and quantitative evaluation of occupancy rates for commercial, office and industrial uses
- ▶ Quality and characteristics of the built environment
- ▶ Mix of land use types

*The evaluation included utilizing:*

- Visual assessments done in July 2008 and January 2009
- Assessor records
- GIS analysis using citywide data and aerial photography



# Analysis Criteria

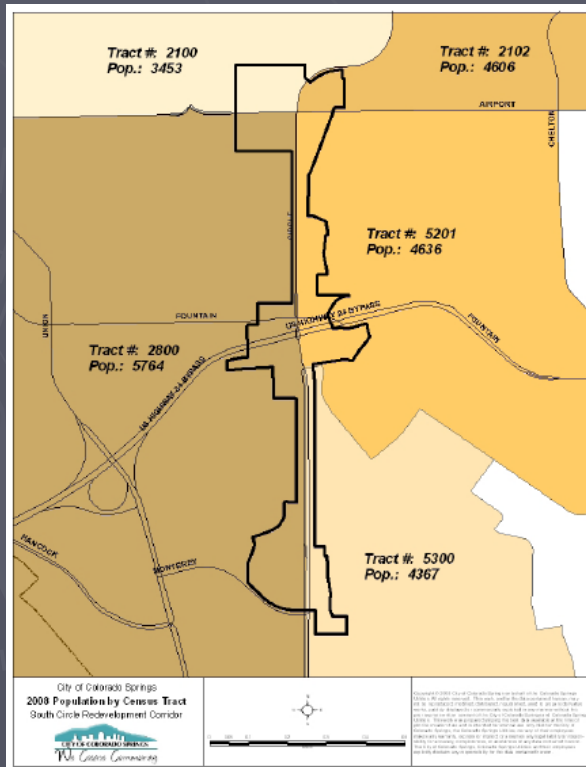
Other indicators of the health of the Corridor include:

- *Demographics,*
- *Economics,*
- *Crime rates,*
- *Transit services and*
- *Existing land use.*



# Corridor Trends

	Tract 2101	Tract 2102	Tract 2800	Tract 5201	Tract 5300	Tracts Total	City Boundary
2000 Total Population	3,403	4,763	5,144	3,945	3,807	21,062	365,569
2008 Total Population	3,453	4,606	5,764	4,636	4,367	22,826	411,554
2013 Total Population	3,583	4,663	6,452	5,208	4,759	24,665	441,200

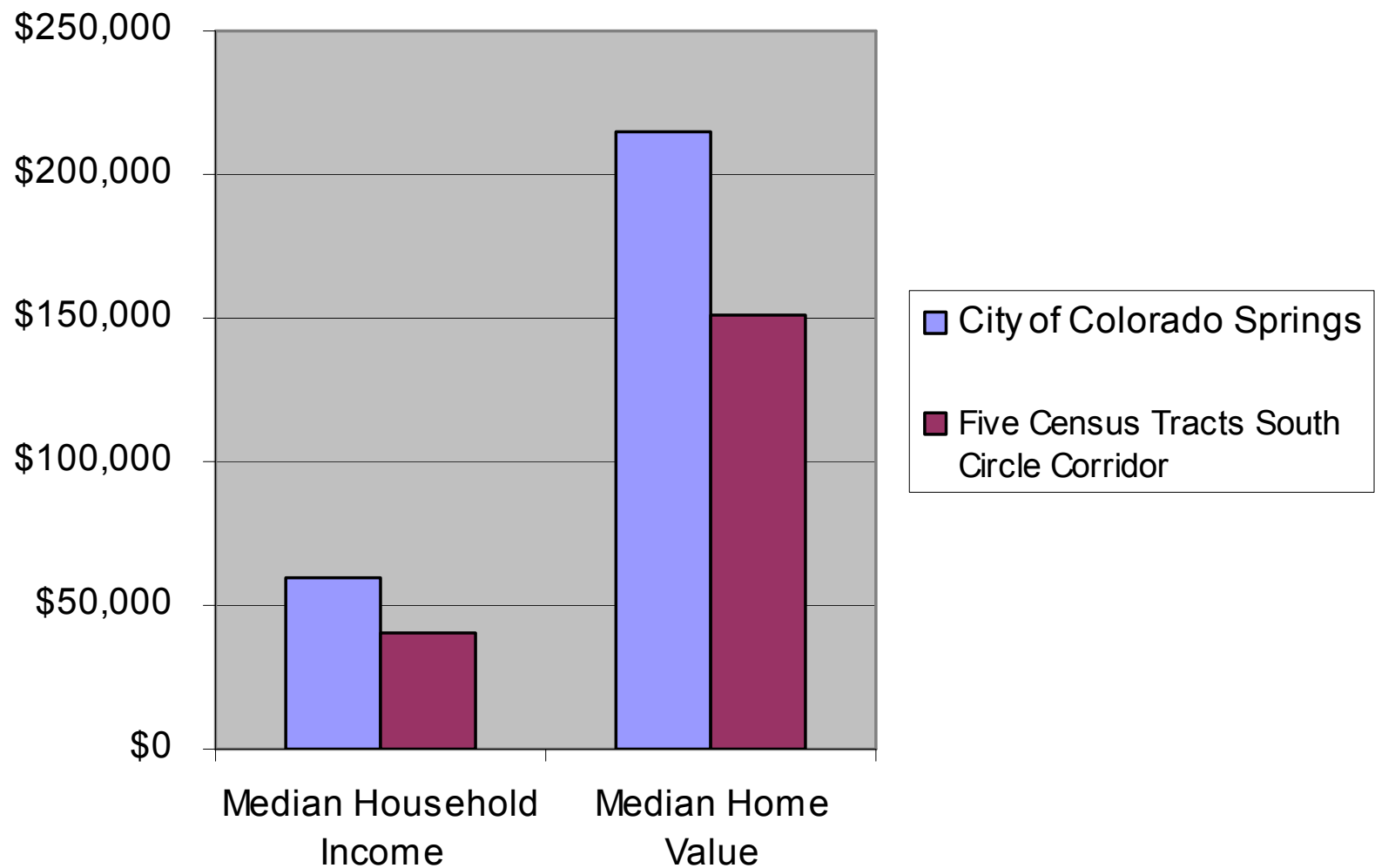


	% of Total City Population
2000 - South Circle Census Tracts	5.76%
2008 - South Circle Census Tracts	5.54%
2013 - South Circle Census Tracts	5.59%

The Census based data compiled by Environmental Systems Research Institute (ESRI).



# Corridor Trends



The Census based data compiled by Environmental Systems Research Institute (ESRI).



# Land Use

	Acres by Use	% of Total Net Acres	Improved Square Footage	% Total SF	Vacant Improved SF	Vacancy Rate
Commercial	54.63	67.67%	509,362	70.67%	235778.05	46%
Office	1.97	2.44%	33,506	4.65%	7916.80	24%
Industrial	0.84	1.04%	7,997	1.10%	0.00	0%
Residential	6.43	7.96%	141,726	19.70%	42472.00	30%
Institutional	3.77	4.67%	28,169	3.91%	0.00	0%
Vacant Parcels	13.15	16.28%	0	0.00%	0.00	100%
<b>Total</b>	80.79		720,760.00		286,166.85	

- The vacancy rate for commercial properties in the Corridor is 46%.
- The citywide vacancy rate for commercial is 8%.



# Land Use

## ▶ Vacant

- 16% of the total land use
- Vacant category is unimproved properties

## ▶ Residential

- 8% of the total land use
- Includes two multi-family properties that access South Circle Drive directly
- Single family properties along South Circle Drive were not included in the Corridor Analysis.

## ▶ Office

- 2% of total land use
- Approximately 8% of office structures are vacant

## ▶ Industrial

- 1% of total land use
- Industrial properties include warehouse with related offices.

## ▶ Institutional

- Uses in this category are mainly religious uses
- Religious uses in the Corridor are located in numerous shopping center store fronts.



# A Mature/Redevelopment Corridor?

- ▶ Much of the area has experienced disinvestment and a deterioration of commercial centers.
  - Vacant properties are in disrepair. Older shopping centers in need of improvements.
- ▶ Elevated vacancy rates, loss of retailers to other corridors.
  - Retailers moving east – Aaron's Rental, Self Defense Institute of Colorado Springs
  - Some service uses have closed – Conoco Station
- ▶ Infill and redevelopment opportunities exist.
  - A few new businesses have opened in the Corridor
    - ▶ New grocery store and several new restaurants



# NW Corner of Monterey Road and South Circle





# NW Corner of Fountain Blvd and South Circle





# SW Corner of Fountain Blvd. and South Circle





# NE Corner of Fountain Blvd. and South Circle





# Next Steps/Possible Future Actions

- ▶ Corridor will be shown on the 2020 Land Use as part of the 2008-2009 Annual Report.
- ▶ Recommended as an area to be targeted for economic revitalization, including retail revitalization.
- ▶ Future comprehensive planning could involve a revitalization plan that would create a vision for the Corridor.



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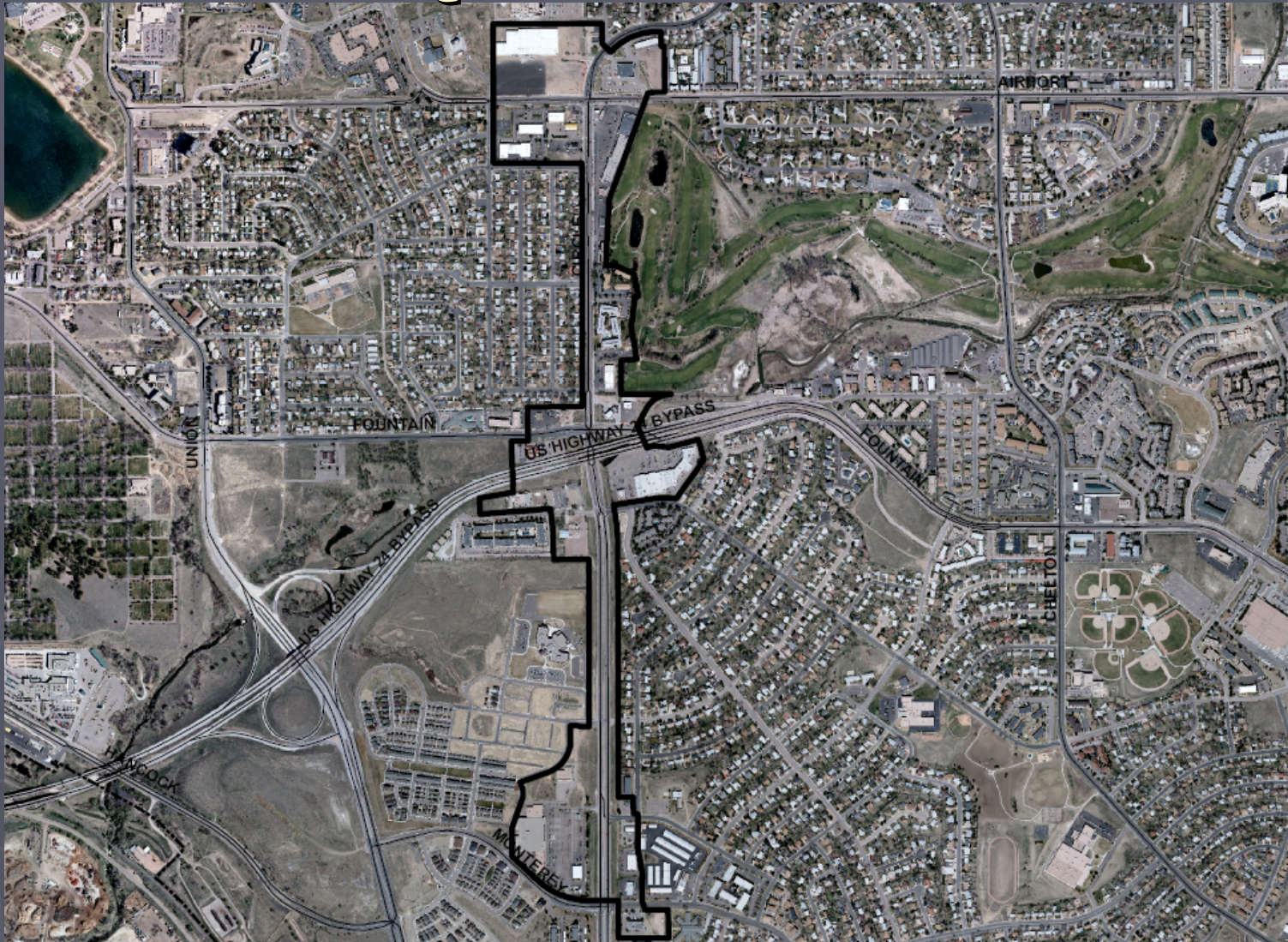
## Land Use Map Amendment

### South Circle Drive Corridor

- ➔ Staff recommends approval of the Land Use Map Amendment designating the South Circle Drive Corridor a Mature/Redevelopment Corridor.



# QUESTIONS?



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